

PUBLIC HEARING

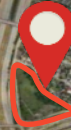
Environmental Review of Hwy 288 / N. MacGregor Site

City of Houston
Sylvester Turner, Mayor

Housing and Community Development Department
Tom McCasland, Interim Director



CITY OF HOUSTON
HOUSING AND
COMMUNITY
DEVELOPMENT



September 7, 2016

What is the purpose of this Public Hearing?

- Provide information about HUD requirements for building in the floodplain
- Accept comments on site at HWY 288 and N. MacGregor Way



Why are we here?

- City has federal Economic Development \$
- H-E-B has approached the City regarding assistance for a grocery store located on a property in the floodplain
- Before the City can make any financial commitment with HUD funds, it must hear from the public regarding the use of the property for the particular activity

Public Notice and Review

- Project Name: H-E-B Grocery Store
- Location: Northeast Intersection of SH 288/N. MacGregor Way (9 acre tract)
- Proposed Activity: Economic Development Activity in a Low-Moderate Income Area
- Total number of acres in floodplain: Roughly 300,000 square feet of land, or 6.9 acres (northern and eastern parts of site) were estimated to lie within the 100-year floodplain

Public Notice and Review

- Approximately 0.2 acres of land was identified as potential wetland by the Preliminary Aquatic Resources Assessment, along with a stream on the eastern border of the site.

Public Notice and Review

- Natural and beneficial values being evaluated include the elevation of the land, any aquatic resources on site, and any potential impact of on-site development on drainage for the surrounding area.

Three Primary Purposes of Notice

- People who may be affected by activities in **floodplains/wetlands** and commenters are encouraged to offer alternative sites outside of the **floodplain/wetland**, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts.

Three Primary Purposes of Notice

- An adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about **floodplains/wetlands** can facilitate Federal efforts to reduce the risks associated with the occupancy and modification of these special areas



**Can federal funds
be used to acquire
a site in the
floodplain?**

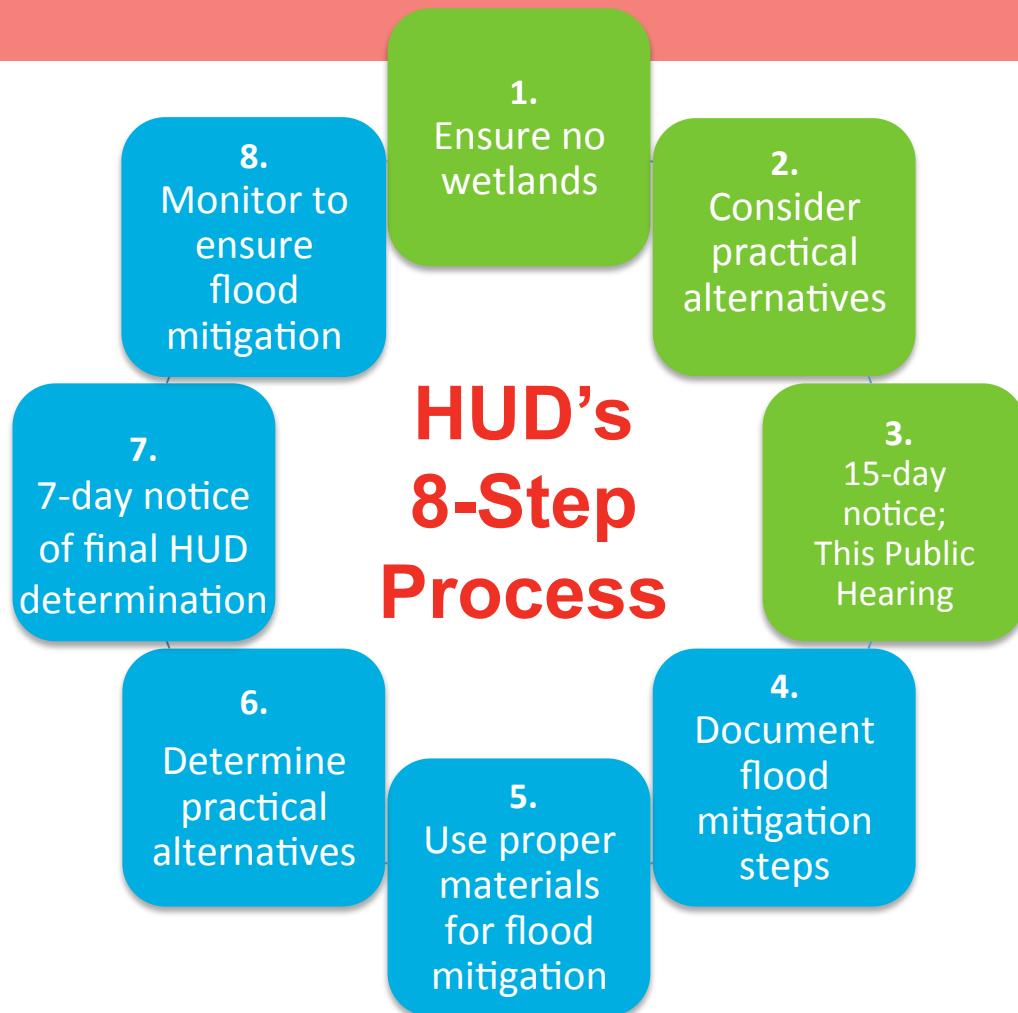
YES

With stipulations:

- Compliance with 8-step environmental process
- Prior approval by HUD

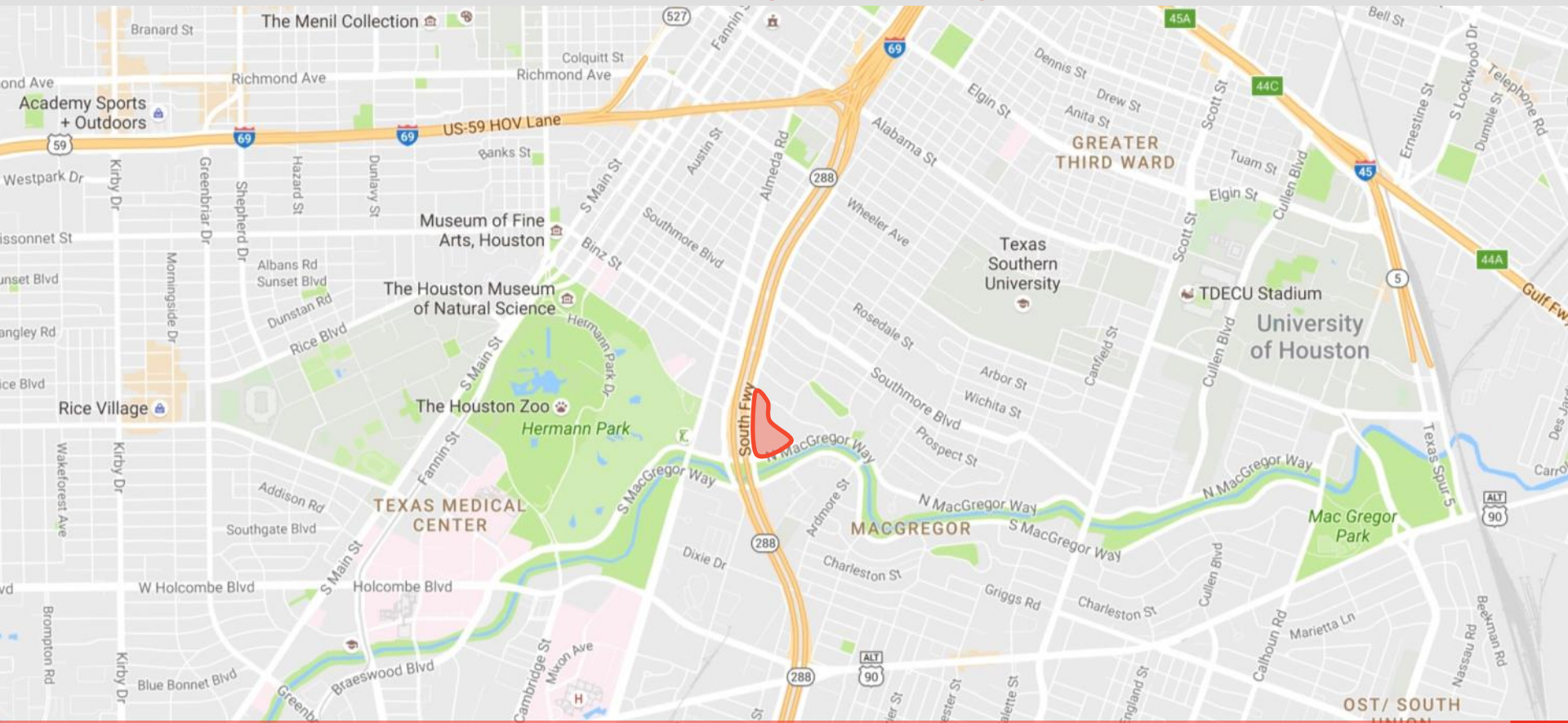
This hearing is part
of HUD's 8-step
environmental
process for a
potential
development in a
floodplain.

8
STEPS



PROJECT OVERVIEW

PROPOSAL: City to Acquire Site



Project Overview

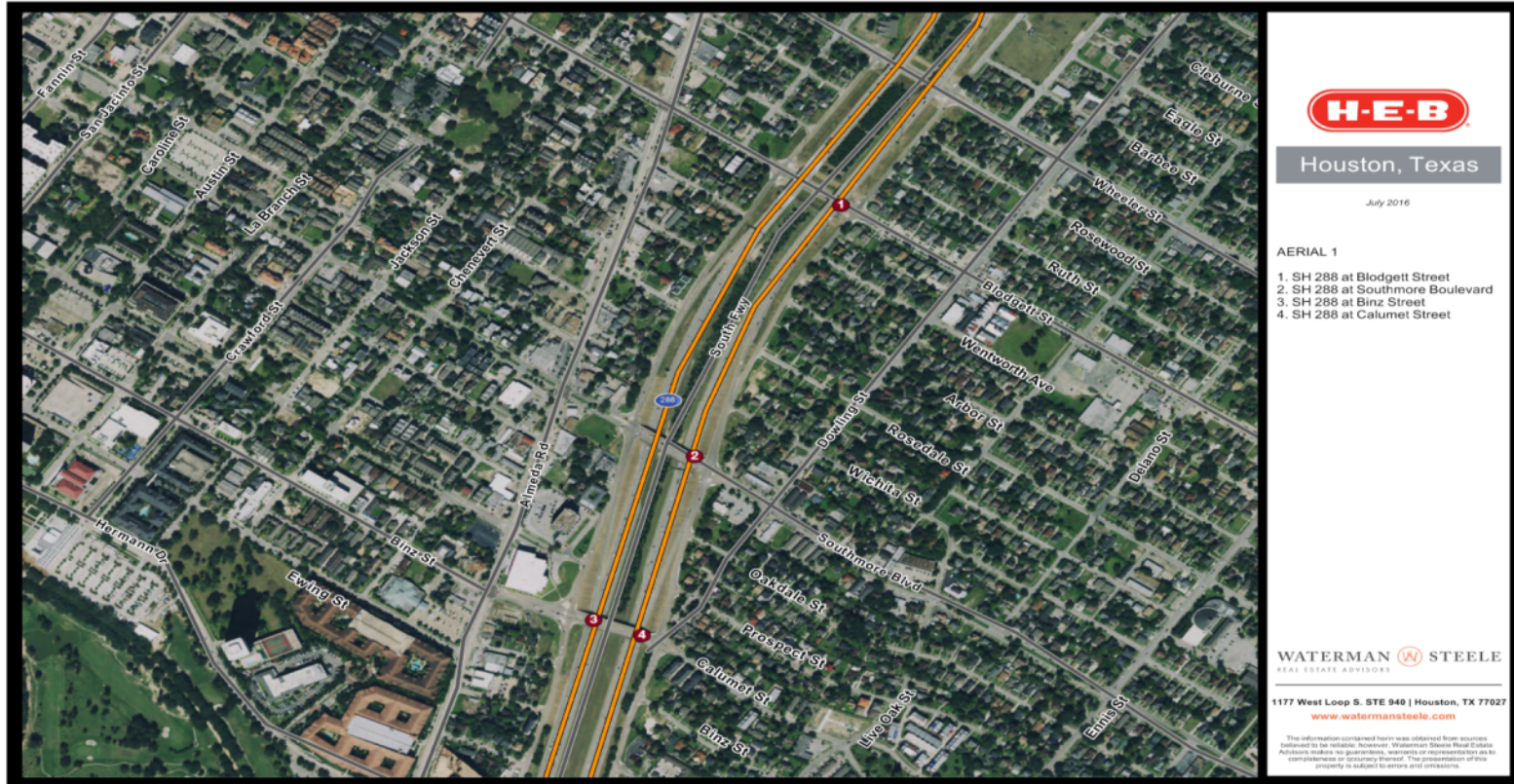
- H-E-B to develop a 72,000-square-foot grocery store
- Cost: appx. \$20 million, funded by H-E-B
- Store to create appx. 250 jobs



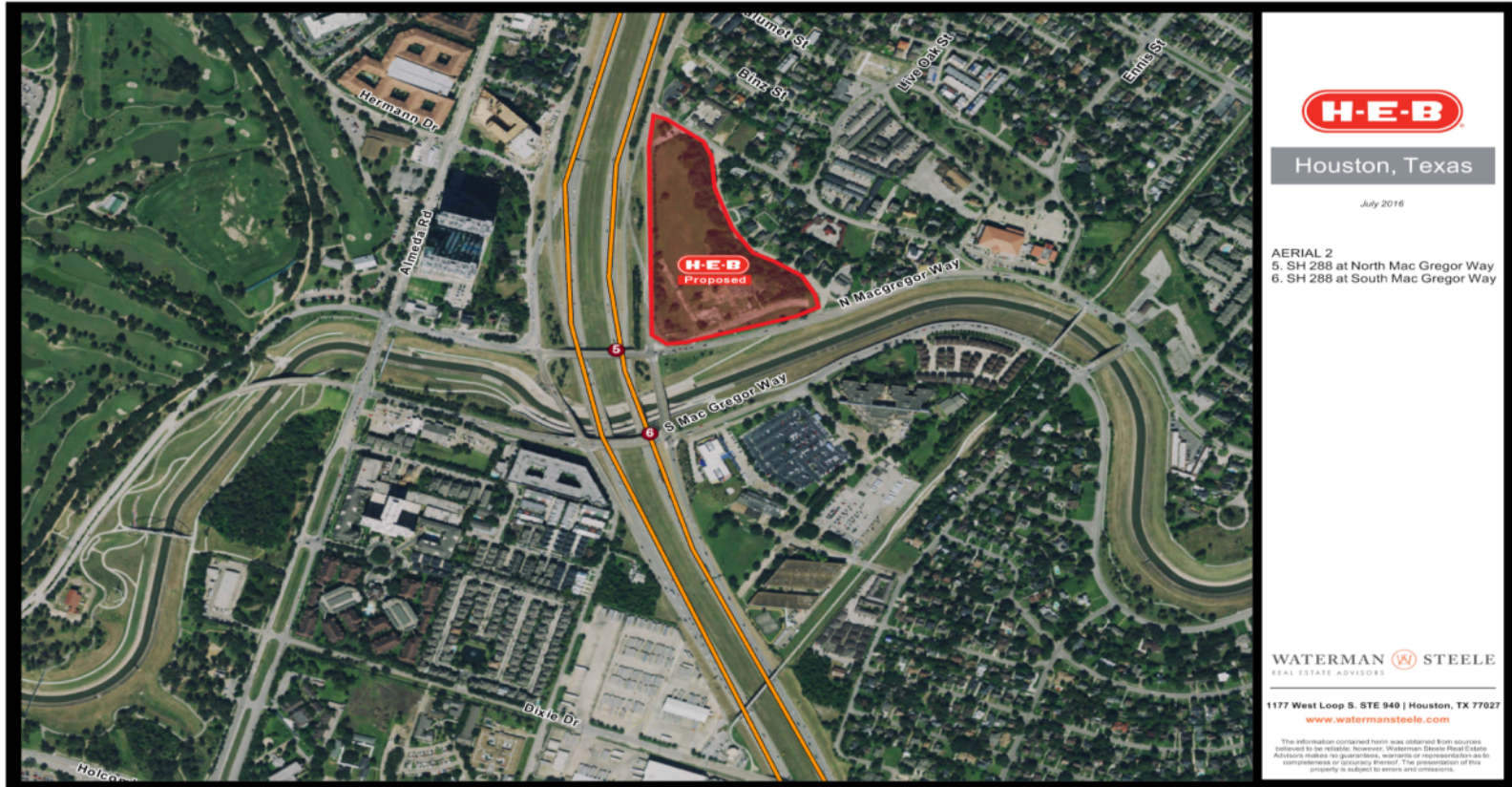
Practical Alternatives

- Focus on the major intersections on HWY 288, between US 59 and IH 610
 - This allows for convenient access for the residents in the service area
- Other sites identified were not large enough or already had improved structures
 - Typically, 8-10 acres is needed for a store this size

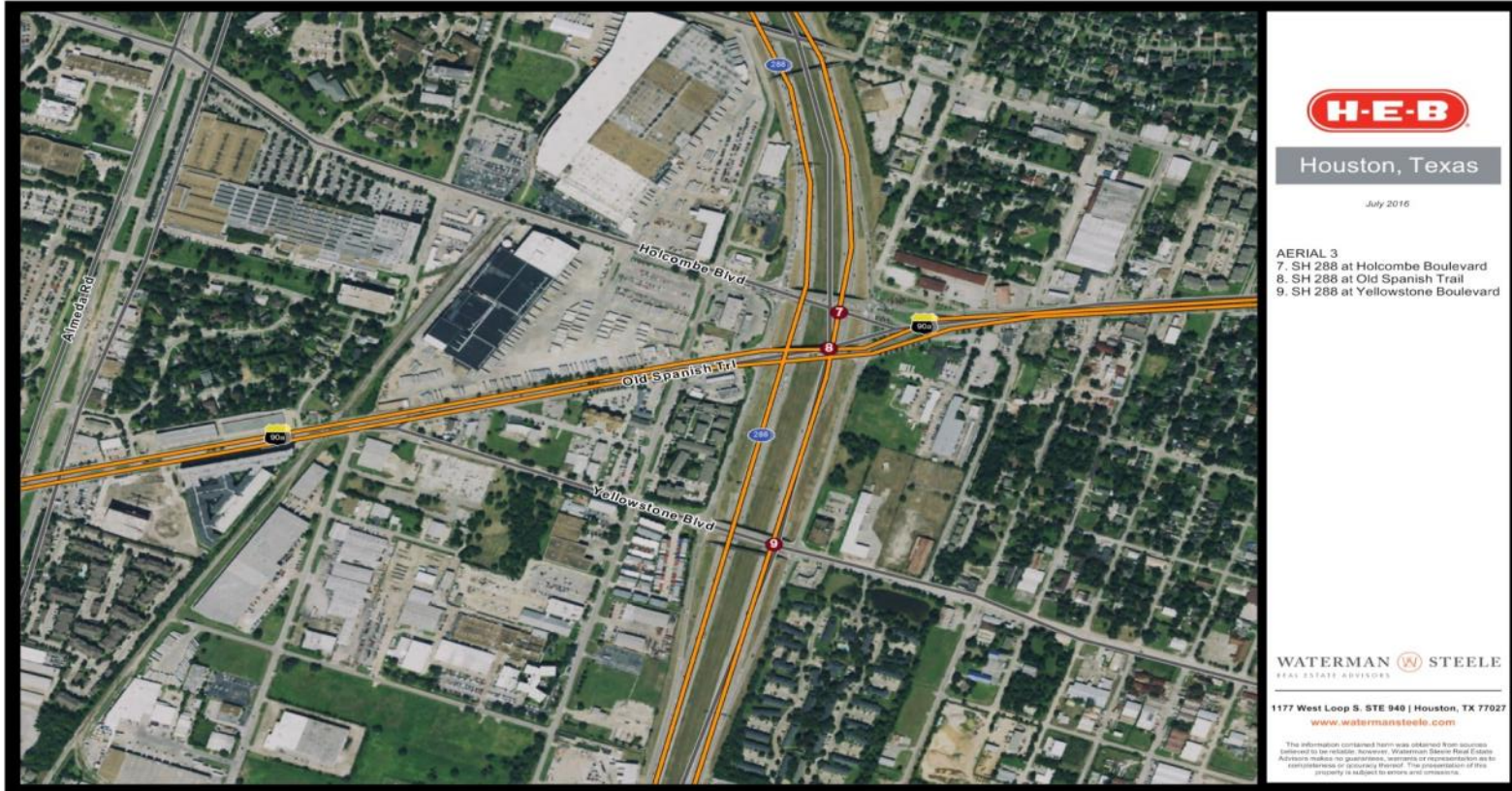
Practical Alternatives



Practical Alternatives



Practical Alternatives

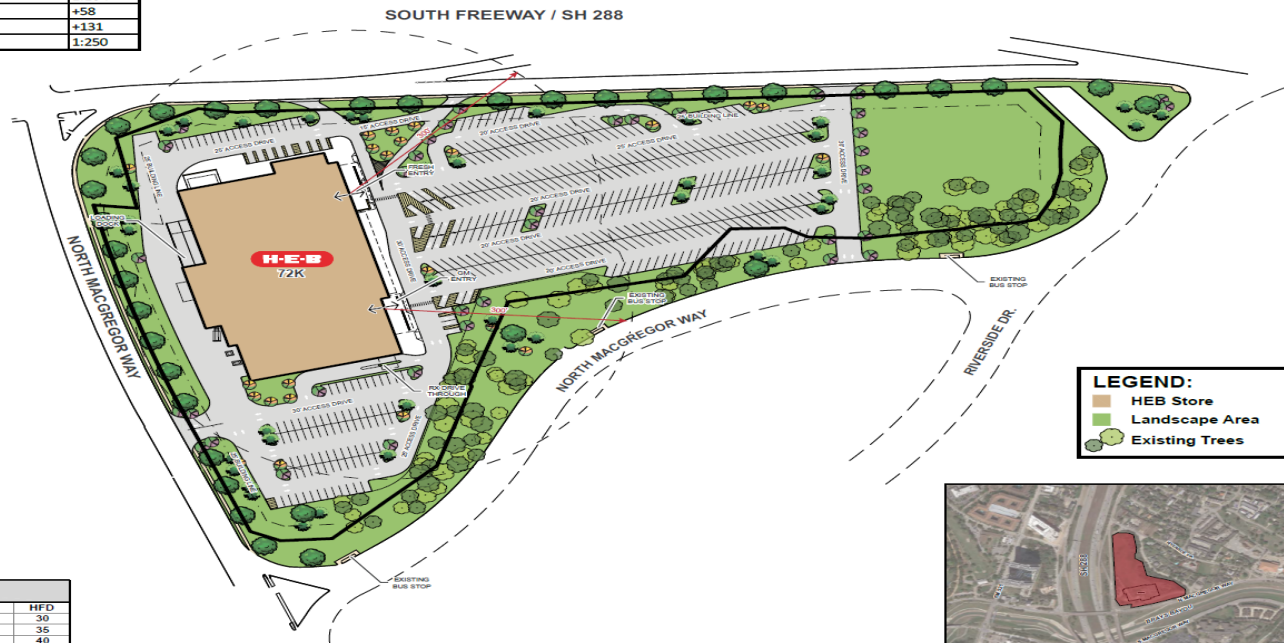


Practical Alternatives



Site Plan

Parking Summary		
TOTAL SITE AREA:	10.58 Ac.	
HEB BUILDING AREA:	± 72,500 SF	
PARKING WITHIN 300 FT:	269	
TOTAL PARKING COUNT:	471	1:154
COUNT REQUIRED FOR 1:175:	415	+58
COUNT REQUIRED FOR 1:200:	363	+131
COUNT REQUIRED BY CODE:	290	1:250



Land Use Summary	
HEB Area:	10.58 Acres

Cart Corral Requirements		
	SAFD	HFD
STORES UNDER 75K SF	25	30
STORES BETWEEN 75K-105K SF	30	35
PLUS STORES	35	40



AERIAL IMAGE
NOT TO SCALE

HEB

1st
REVIEW

SH 288 / N MacGregor Way
Schematic Site Plan

MAXIMIZE
CONSTRUCTION

DATE: SEPT. 7, 2016
DRAWN BY: GMM
SCALE: 1"=60'

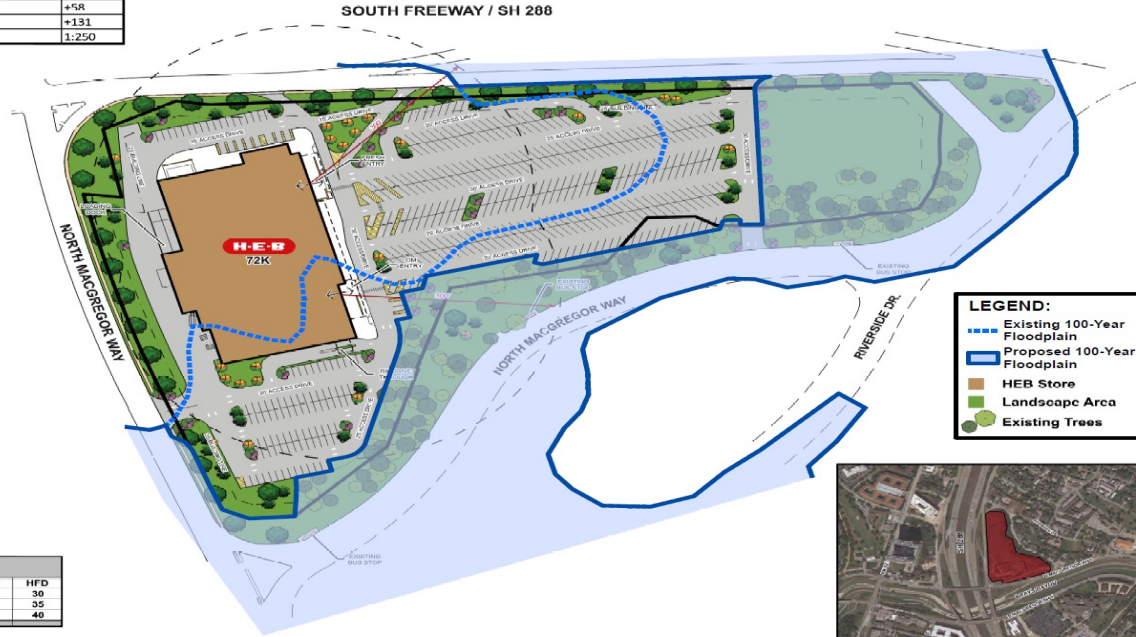


Floodplain Map

Parking Summary			
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Land Use Summary	
HEB Area:	10.58 Acres

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	SAFD	HFD	
STORES UNDER 75K SF	25	30	
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PLUS STORES	35	40	



LEGEND:	
---	Existing 100-Year Floodplain
---	Proposed 100-Year Floodplain
■	HEB Store
■	Landscape Area
●	Existing Trees



AERIAL IMAGE
NOT TO SCALE

HEB

1st
FLOOR

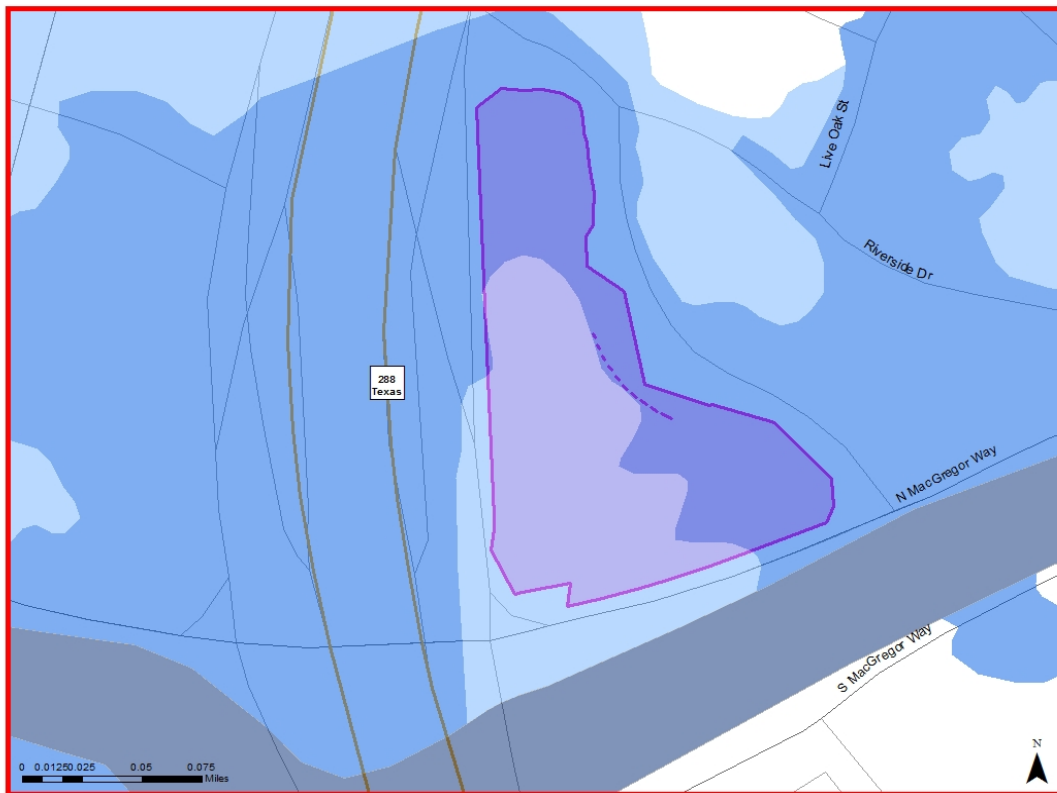
SH 288 / N MacGregor Way
Schematic Site Plan

DATE: SEPT. 7, 2016
DRAWN BY: JSH

SCALE: 1"=50'



Floodplain Map



Housing & Community
Development Department

HWY 288 / N MacGregor Site

288 @ N MacGregor Way

Flood Plains

- Floodway
- 100 Year Floodplain
- 500 Year Floodplain
- City Limits
- Freeways
- Major Thoroughfares
- Thoroughfares

Publication Date: 9.7.14

Source:
Geographic Information Summary Data (GISSD) released 7.7.14
HCDD Data & GISSD

HCDD's data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications without independent verification. The City of Houston neither represents nor warrants HCDD's data accuracy, or completeness, nor will the City of Houston accept liability of any kind in connection with use.





H-E-B: A Different Kind of Retailer

Company Overview



H-E-B Snapshot



- Founded on November 26, 1905
 - By Florence Butt with an initial investment of \$60 dollars and a prayer
 - Transformed the first floor of her home in Kerrville, TX into the 1st store
- Today H-E-B operates over 380 stores throughout Texas and Northern Mexico
- Employs over 96,000 Partners
 - Largest employer in Texas
- In 2015 Over **55,000** H-E-B Partners became Owners through the Partner Stock Plan.

Because People Matter



H-E-B Snapshot



- Privately-owned company
- Highly integrated retailer
- Low Prices Everyday Strategy
- Commitment to our Customers, Communities and Partners



H-E-B Today



H-E-B by the Numbers

Years in Operation	111
Number of Stores	384
Number of Employees	96,000
Number of Stores in Mexico	55
Number of Central Markets	9
Number of H-E-B Plus!	38
Number of Mi Tienda	2
Number of Joe V's Smart Shop	7
Largest Store	185,000 sq. ft.

Because People Matter



Giving Back. Helping Here.



- The ***Spirit of H-E-B*** – a company-wide spirit of caring!
- Key areas of focus are hunger relief, education, disaster relief, health and wellness, diversity and the environment
- Some of our signature programs include:
 - Food Bank Assistance Program
 - Feast of Sharing Holiday Dinners
 - H-E-B Excellence in Education
- Industry-leading Emergency Preparedness Program



Because People Matter



Our Mission



H-E-B's Bold Promise: Taking a stand together to build the greatest retailing company

- We do this by:
 - Hiring great people
 - Offering Customers the best service
 - Selling only the freshest, safest products
 - Identify great products for today and tomorrow
 - Giving Customers low prices with the best value

Because People Matter



H-E-B Food/Drug



- Store Format Design
- Offer Grocery, Bakery, Deli/Food Service, DrugStore, Produce, Floral, Meat, and Seafood departments
- **No two stores are exactly alike**
- Product assortment, store layout, and offerings are tailored to the needs of the Customers in each community/neighborhood we serve

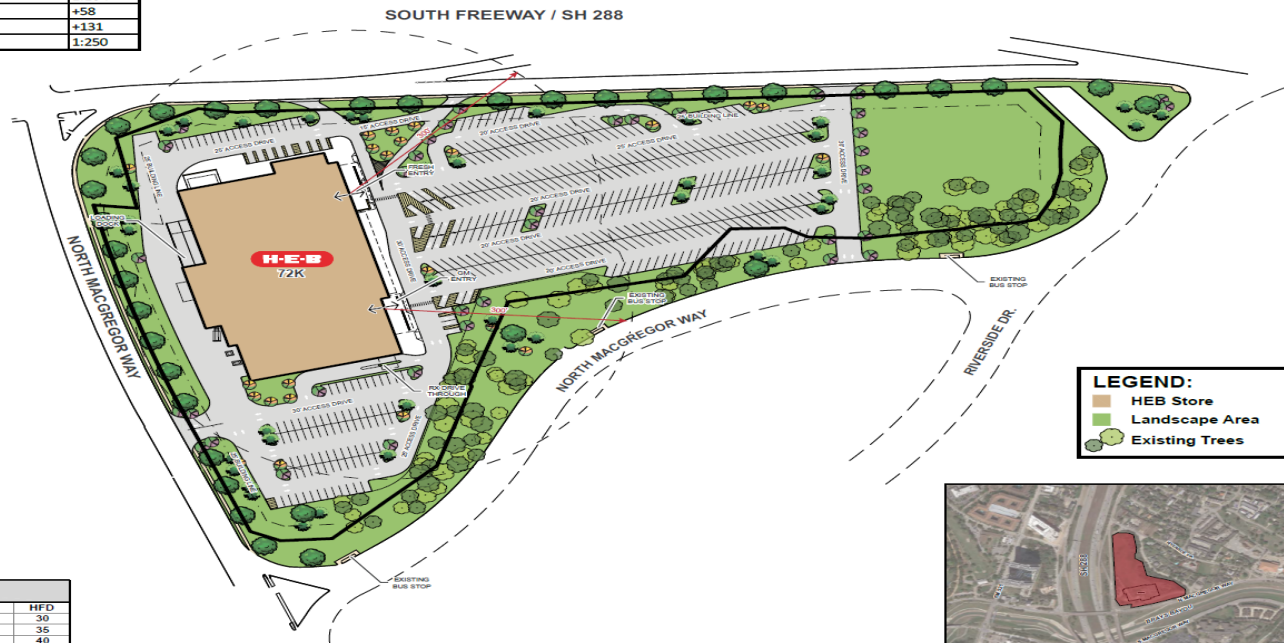


Because People Matter



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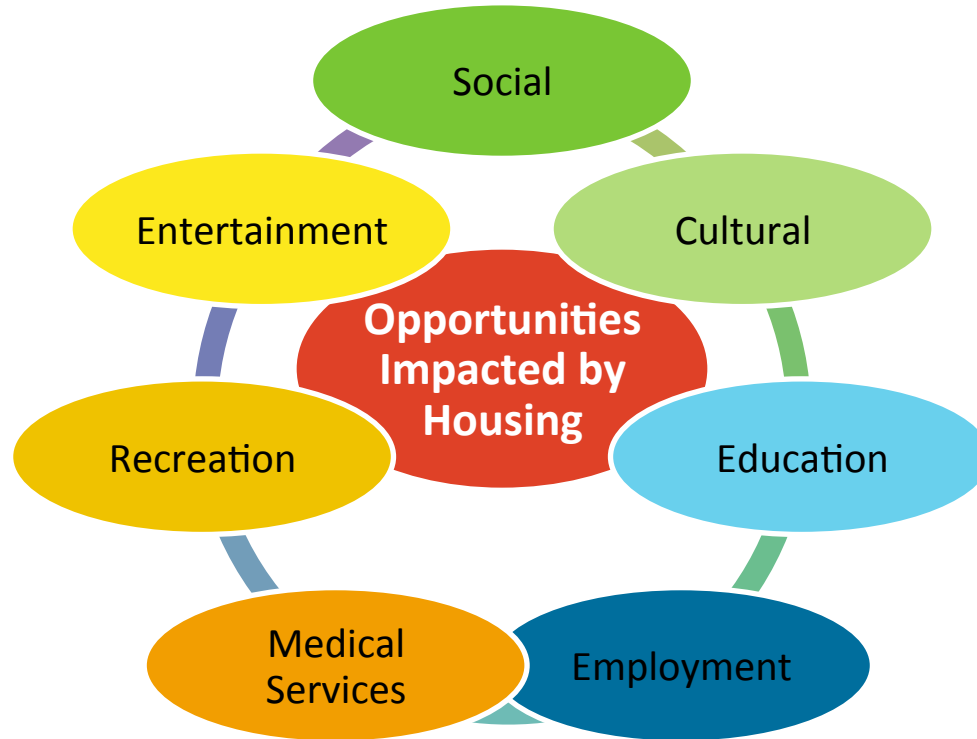
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Fair Housing

Why Is Fair Housing So Important?



Fair Housing Act

The Fair Housing Act prohibits discrimination against any of the following protected classes:



- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Handicap / Disability

Fair Housing Act Prohibits:

Discrimination
in the
rental or sale
of housing

Discrimination
in the terms,
conditions,
privileges,
services or
facilities of
housing

Making,
printing or
publishing
discriminatory
advertisements

Representing
that housing is
unavailable to a
protected class
when housing
is actually
available

Public Hearing on Floodplain Project

Public Comments



Three Ways to Let Your Voice Be Heard

1

Present your
comments at
the Public
Hearing
(that's tonight)

2

Write a letter to
HCDD, 601 Sawyer,
4th Floor, Houston, TX
77007 Attn: Peggy
Colligan, Planning &
Grants Management

3

Send an email to
Margaret.Colligan@Houst
onTX.gov

Comments accepted through September 11, 2016

THANK YOU



CITY OF HOUSTON
HOUSING AND
COMMUNITY
DEVELOPMENT



@HoustonHCDD